

076.0

0004

0008.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONTotal Card / Total Parcel
862,000 / 862,000

APPRaised:

862,000 / 862,000

USE VALUE:

862,000 / 862,000

ASSESSED:

862,000 / 862,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
90		STOWECROFT RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: DORITY DAVID & KRISTEN	
Owner 2:	
Owner 3:	

Street 1:	90 STOWECROFT ROAD
Street 2:	

Twn/City:	ARLINGTON
StProv:	MA
Postal:	02474

PREVIOUS OWNER	
Owner 1:	BERNSTEIN DAVID B -
Owner 2:	WILLIAMS SUSAN L -

Street 1:	90 STOWECROFT ROAD
Twn/City:	ARLINGTON
StProv:	MA
Postal:	02474

NARRATIVE DESCRIPTION	
This parcel contains 6,425 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1959, having primarily Vinyl Exterior and 1963 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

Amount	Com. Int

PROPERTY FACTORS	
Item	Code
Description	%
Z	R1
SINGLE FA	100
water	
o	
Sewer	
n	
Electri	
Census:	
Flood Haz:	
D	
Topo	1
s	
Street	
t	
Gas:	

LAND SECTION (First 7 lines only)	
Use Code	Description
LUC Fact	No of Units
Depth / PriceUnits	Unit Type
Land Type	LT Factor
Base Value	Unit Price
Adj	Neigh
Neigh Infl	Neigh Mod
Infl 1	%
Infl 2	%
Infl 3	%
Appraised Value	Alt Class %
	Spec Land %
	J Code Fact
	Use Value
	Notes

101	One Family	6425	Sq. Ft.	Site	0	70.	0.95	12														

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	6425.000	432,500	600	428,900	862,000		48200
							GIS Ref
							GIS Ref
							Insp Date
							10/08/18



Patriot Properties Inc.
USER DEFINED

Prior Id # 1: 48200

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

Date Time

12/10/20 21:08:03

PRINT

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	432,400	600	6,425.	428,900	861,900	861,900	Year End Roll	12/18/2019
2019	101	FV	344,500	700	6,425.	398,300	743,500	743,500	Year End Roll	1/3/2019
2018	101	FV	344,500	700	6,425.	398,300	743,500	743,500	Year End Roll	12/20/2017
2017	101	FV	344,500	700	6,425.	349,300	694,500	694,500	Year End Roll	1/3/2017
2016	101	FV	344,500	700	6,425.	318,600	663,800	663,800	Year End	1/4/2016
2015	101	FV	318,800	700	6,425.	281,900	601,400	601,400	Year End Roll	12/11/2014
2014	101	FV	318,800	700	6,425.	266,500	586,000	586,000	Year End Roll	12/16/2013
2013	101	FV	318,800	700	6,425.	253,700	573,200	573,200		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BERNSTEIN DAVID	63153-472		1/7/2014	Change>Sale	685,000	No	No		
LEGERE GERARD M	47357-16		4/28/2006		644,900	No	No		
PURCELL DANIEL	27871-298		11/14/1997		249,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/31/2004	236	Addition	51,000					rear add w/ kit, v
6/27/2001	438	Alterati	3,800	C				REPAIR STAIRS-WALK
4/19/2000	262	Re-Roof	2,500					strip & reroof

ACTIVITY INFORMATION

Date	Result	By	Name
10/8/2018	MEAS&NOTICE	HS	Hanne S
12/17/2008	Meas/Inspect	189	PATRIOT
8/29/2006	MLS	HC	Helen Chinal
2/24/2005	Permit Visit	BR	B Rossignol
11/7/2000	Hearing N/C	189	PATRIOT
11/17/1999	Inspected	264	PATRIOT
11/8/1999	Mailer Sent		
10/14/1999	Measured	266	PATRIOT
12/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH														
Type: 5 - Cape	Sty Ht: 1T - 1 & 3/4 Sty	(Liv) Units: 1	Total: 1	Full Bath: 2	Rating: Very Good	A Bath:	Rating:	OF=BMT SINK.																		
Foundation: 1 - Concrete	Frame: 1 - Wood	Prime Wall: 4 - Vinyl	Sec Wall: 8 - Brick Veneer	25%	3/4 Bath:	Rating:	A 3QBth:	Rating:	1/2 Bath:	Rating:	A HBth:	Rating:	OthrFix: 1	Rating: Average												
Roof Struct: 1 - Gable				OTHER FEATURES				RESIDENTIAL GRID																		
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Very Good	A Kits:	Rating:	1st Res Grid Desc: Line 1 # Units: 1																		
Color: GRAY				Fpl: 2	Rating: Very Good	Other	Rating:	Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O						
View / Desir:				WSFlue:	Rating:	Upper	Rating:																			
				Lvl 2	Rating:	Lvl 1	Rating:																			
				Lvl 1	Rating:	Lower	Rating:																			
				Totals	RMS: 7	BRs: 3	Baths: 2	HB																		
GENERAL INFORMATION																										
Grade: C+ - Average (+)				CONDO INFORMATION				REMODELING				RES BREAKDOWN				SUB AREA										
Year Blt: 1959	Eff Yr Blt:	Location:		Total Units:				Exterior:				No Unit	RMS	BRS	FL	SUB AREA DETAIL										
Alt LUC:	Alt %:			Floor:				Interior:				1	7	3	M	Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
Jurisdct: G16	Fact: .			% Own:				Additions:																		
Const Mod:				Name:				Kitchen:																		
Lump Sum Adj:								Baths:																		
INTERIOR INFORMATION																										
Avg Ht/FL: STD				DEPRECIATION				Plumbing:																		
Prim Int Wall: 1 - Drywall				Phys Cond: VG - Very Good	4.6	%	Functional:																			
Sec Int Wall:				Economic:		%	Special:																			
Partition: T - Typical				Override:		%																				
Prim Floors: 3 - Hardwood				Total:	4.6	%																				
Sec Floors:						%																				
Bsmnt Flr: 12 - Concrete																										
Subfloor:																										
Bsmnt Gar:																										
Electric: 3 - Typical																										
Insulation: 2 - Typical																										
Int vs Ext: S																										
Heat Fuel: 2 - Gas																										
Heat Type: 3 - Forced H/W																										
# Heat Sys: 1																										
% Heated: 100				% AC: 100																						
Solar HW: NO				Central Vac: NO																						
% Com Wall				% Sprinkled:																						
MOBILE HOME				Make:			Model:			Serial #:			Year:		Color:											
SPEC FEATURES/YARD ITEMS																										
PARCEL ID 076.0-0004-0008.0																										
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value									
19	Patio	D	Y	1	10X16	A	AV	2004	4.59	T	12	101			600		600									
More: N	Total Yard Items:	600		Total Special Features:			Total:	600																		
IMAGE																										
AssessPro Patriot Properties, Inc																										